

2024/0744

Mr Sean Hanks

15 Wingfield Road, Athersley South, Barnsley, S71 3PS

Erection of single storey side and rear extension

Site Description

The application relates to a semi-detached dwelling on Wingfield Road. The site is a corner plot and adjoins Edwin's Close. The site is within the Athersley South area. The property is formed from red brick with a gable pitched, red tiled roof. The surrounding area is characterised by predominantly semi-detached dwellings of similar materials. Some properties to the rear of the site are constructed from yellow brick with render details. Directly to the rear of the site is Berneslai Homes Business Centre. To the rear of the boundary is an outbuilding detailed with wooden cladding and a corrugated pitched roof.



Planning History

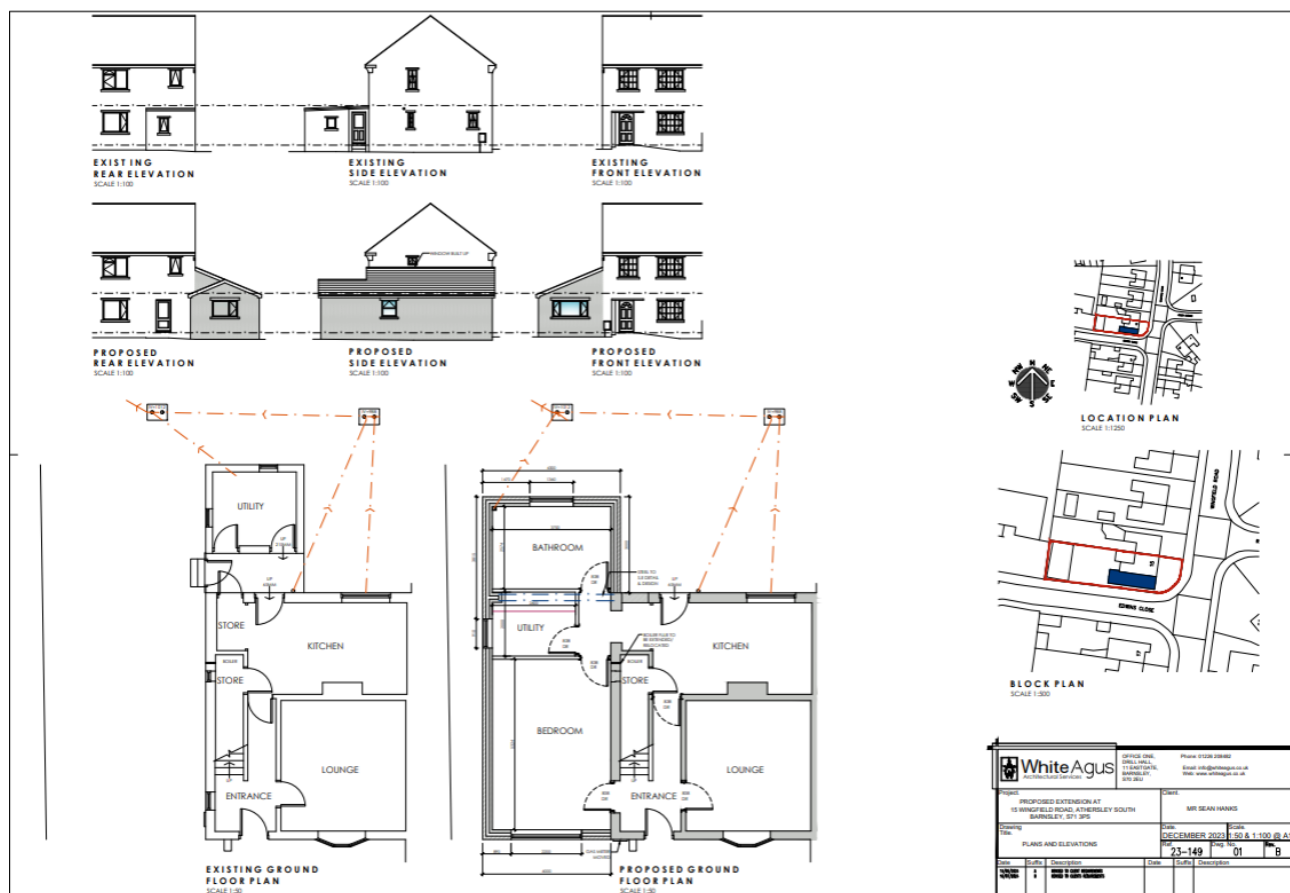
No Planning History

Proposed development

The applicant is seeking permission for a single storey rear and side extension.

The proposed side extension provide a width of 4 metres and a total length of approximately 10.7 metres. The rear element of the extension project from the rear elevation by 3 metres. The rear

Matching materials have been detailed throughout.



The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its

objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed and beautiful places.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed rear extension would be erected to the south of 13 Wingfield Road. The proposal would be erected approximately 6.3 metres from the neighbouring boundary. Given this distance no detrimental impact will be impactful on any neighbours. The site is a corner plot. Given this, there is no impact to any southern neighbours.

The proposal is screened from the rear by the existing rear outbuilding. Sufficient distance between the proposal and the rear boundary would be provided.

The rear window services a bathroom and will therefore be conditioned to be obscured glazing in order to protect the residential amenity of the property and neighbouring properties.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling,

The House Extensions and Other Domestic Alterations SPD states that a side extension should reflect the design of the existing dwelling in terms of roof style, pitch, materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling), and that all two-storey side extensions should have a pitched roof following the form of the existing roof. In addition, to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 0.5 metres from the main front wall of the dwelling, and where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property to further avoid the terracing effect and to give the benefit of external access to the rear of the property.

On corner plots the sideways projection of a single storey side extension should not exceed more than half the width of the existing gap between the original dwelling and the side boundary.

The proposal has an existing distance to the south side boundary of approximately 5 metres. Generally, on a corner plot we would therefore require a sideways projection of a maximum of 2.5 metres. However, given this proposal is to improve the living facilities of a disabled person and there is no reasonable ability to extend to the rear, we would find the proposed sideways projection acceptable.

A pitched roof form has been proposed which is preferable to flat roof especially given the plot is a corner plot. Along with matching materials this allows the proposal to be in keeping with the surrounding character of the street scene.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The proposal would result in an increase in bedroom accommodation. The site already provides enough parking facilities for 2 or more cars so will not require any additional parking facilities.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Recommendation

Approve with Conditions